

ROW005A

46107002.WA
Lee Stallings and
Eddie O'Bannon
002-2-00-W

6-09-00 sm

BK 0379 PG 0614

STATE MS.-DESOTO CO.
FILED

Do not record above this line

SEP 19 11 01 AM '00

WARRANTY DEED

BK 329 PG 614
W.F. DAVIS CLK.

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of two hundred twenty-eight thousand
and no-----/100 Dollars (\$228,000.00)

the receipt and sufficiency of which is hereby acknowledged, ~~XXXX~~ we,
the undersigned, hereby grant, bargain, sell, convey and warrant unto
the Mississippi Transportation Commission the following described
land:

Indexing Instructions: Northwest 1/4 of Section 15,
T-3-S, R-9-W

Begin at a point that is 13.716 meters (45 feet) Easterly
of and perpendicular to the centerline of survey as shown
on the right-of-way Appraisal Map for Federal Aid Project
No. 46-0030-01-007-10, (102184/001000) at Station 27 + 00;
from said point of beginning run thence South 10° 38' West,
a distance of 31.090 meters (102.0 feet) to the present
Easterly right-of-way line of Highway No. 301; thence run
North 01° 47' West along said present Easterly right-of-way
line of said highway, a distance of 93.116 meters (305.5
feet); thence run North 52° 57' East along said present
Easterly right-of-way line of said highway, a distance of
21.031 meters (69.0 feet) to the present Southerly right-
of-way line of Highway No. 304; thence run South 86° 52'
East along said present Southerly right-of-way line, a
distance of 48.128 meters (157.9 feet); thence run North
03° 55' East along said present Southerly right-of-way
line, a distance of 3.048 meters (10.0 feet); thence run
South 86° 05' East along said present Southerly right-of-
way line, a distance of 45.141 meters (148.1 feet) to an
East line of grantors property; thence run South along said
East property line, a distance of 10.698 meters (35.1
feet); thence run North 86° 05' West, a distance of 37.887

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meters (124.3 feet) to a point hereby designated as Point "G" for future reference; thence run South 44° 39' West, a distance of 90.556 meters (297.1 feet) to a point that is hereby designated as Point "H" for future reference and the point of beginning, containing 0.372 hectares (0.92 acres), more or less and being situated in and a part of the Northwest 1/4 of the Northwest 1/4 of Section 15, Township 3 South, Range 9 West, DeSoto County, Mississippi.

Together with any and all abutters rights of access if any, in, to, over, on, and across the above described parcel of land between Point "G" and Point "H" as designated above.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

^{BJ}It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

The grantors herein agree to pay all real property taxes ^{BJ}assessed against the above described property for the current year.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness our signatures the 21st Day of August, A.D.,

2000

Lee Stallings

LEE STALLINGS

Eddie O'Bannon

EDDIE O'BANNON

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-7512
Account No. 46-0030-01-007-10
(102184/001000)

Grantor Address:

2020 Hwy. 301 South
Hernando, MS 38632

Phone Number: n/a

Business Number: 662-429-5166

After Recording, Return To:
Holcomb Dunbar, P.A.
P.O. Box 190
Southaven, MS 38671
601.349.0664
File No. 999-024 Initials SDH

In the case of natural persons acting in their own right:

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for
the said county and state, on this 21st day of August, 2000,
within my jurisdiction, the within named _____
LEE STALLINGS and EDDIE O'BANNON

who acknowledged that ~~(he)~~ ~~(she)~~ (they) executed the above and foregoing
instrument.



KENNETH E. STOCKTON (NOTARY PUBLIC)

My commission expires:

MY COMMISSION EXPIRES SEPT 24, 2003

